

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Robert P. Goe - State Bar No. 173019 Ronghua Sophia Wang – State Bar No. 324494 GOE FORSYTHE &amp; HODGES LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 Telephone: (949) 798-2460 / Fax: (949) 955-9437 RGoe@goeforlaw.com SWang@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karl T. Andersdon, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b></p>			
<p>In re:</p> <p>SHEILA SAN AGUSTIN CRUZ,</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:19-bk-17045-WJ CHAPTER: 7</p> <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 03/09/2021	<b>Time:</b> 1:00 pm
<b>Location:</b> 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/23/2021

**Description of property to be sold:**

**Description of property to be sold:**  
Single family residence located at 1020 S. Mountain Avenue, Ontario, CA 91762 ("Property")

**Terms and conditions of sale:**

Property will be sold "as is" without representations or warranties of any kind, expressed or implied, concerning the condition of the Property, the quality of title thereto, or any other matters relating to the Property.

**Proposed sale price: \$ 260,000.00**

**Overbid procedure (if any):**

Potential overbidders must bid at least \$1,000 greater than the Buyers' original bid of \$260,000 or \$261,000. Minimum bid increments thereafter shall be \$1,000.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

March 9, 2021 at 1:00 p.m.  
United States Bankruptcy Court  
3420 Twelfth Street  
Courtroom 304  
Riverside, CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Robert P. Goe, Esq.  
GOE FORSYTHE & HODGES LLP  
18101 Von Karman Avenue, Suite 1200  
Irvine, CA 92612  
T: (949) 798-2460 / F: (949) 955-9437  
RGoe@goeforlaw.com

Date: 02/16/2021

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/16/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

• Karl T Anderson (TR) 2edansie@gmail.com, kanderson@ecf.axosfs.com; • Marjorie S Archer msarcher@earthlink.net, s.mr76467@notify.bestcase.com; • Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com; • Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com; United States Trustee (RS) ustpregion16.rs.ecfr@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 02/16/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Richard A Halderman, 3857 Birch St., Ste 480, Newport Beach, CA 92660

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 02/16/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Wayne Johnson, USBC, 3420 Twelfth Street, Riverside, CA 92501

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/16/2021  
Date

Susan C. Stein  
Printed Name

/s/Susan C. Stein  
Signature

**In re Sheila San Agustin Cruz**  
**USBC Case No. 6:19-bk-17045-WJ**

**Debtor**  
Sheila San Agustin Cruz  
PO Box 2064  
Montclair, CA 91763-0564

**United States Trustee (RS)**  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

**Chapter 7 Trustee**  
Karl T Anderson (TR)  
340 S Farrell Dr, Ste A210  
Palm Springs, CA 92262-9732

**Debtors Counsel**  
Marjorie S Archer  
100 W Foothill Blvd, Ste 2-117001  
San Dimas, CA 91773

**CREDITORS**

Allied Anesthesia Medical Group  
PO Box 1628  
Orange, CA 92856-0628

Alterra Assessment Recovery LLC  
27101 Puerta Real, Ste 250  
Mission Viejo, CA 92691-8545

Arrowhead Credit Union  
Attn: Bankruptcy  
PO Box 4100  
Rancho Cucamonga, CA 91729-4100

Bureaus Investment Group Portfolio  
No 15 LLC; c/o PRA Receivable Mgmt  
PO Box 41021  
Norfolk, VA 23541-1021

California Business Bureau Inc.  
1711 S Mountain Avenue  
Monrovia, CA 91016-4256

California Business Bureau, Inc.  
Attn: Bankruptcy  
PO Box 5010  
Monrovia, CA 91017-7110

Check n Go  
PO Box 18209  
Cincinnati, OH 45218-0209

Citibank, N.A.  
5800 S Corporate Pl  
Sioux Falls, SD 57108-5027

Citibank/Best Buy  
Attn: Bankruptcy  
PO Box 790441  
St Louis, MO 63179-0441

City of Hope  
PO Box 8669  
Salt Lake City, UT 84110

Condominium Management Services  
PO Box 5022  
Upland, CA 91785-5022

DirectTV, LLC  
By American InfoSource as agent  
PO Box 5008  
Carol Stream, IL 60197-5008

Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

Grant & Weber  
26575 Agoura Rd  
Calabasas, CA 91302-1958

HealthPoint Medical Group  
16702 Valley View  
La Mirada, CA 90638-5824

Midland Funding  
2365 Northside Dr, Ste 300  
San Diego, CA 92108-2709

Midland Funding, LLC  
Midland Credit Mgmt, Inc., agent  
PO Box 2011  
Warren, MI 48090-2011

Midland Mortgage Co  
Attn: Customer Svc/Bankruptcy  
PO Box 26648  
Oklahoma City, OK 73126-0648

Portfolio Recovery Associates LLC  
PO Box 41067  
Norfolk, VA 23541-1067

San Antonio Region Hospital  
1711 S Mountain Avenue  
Monrovia, CA 91016-4256

Stratford Village Condo HOA  
PO Box 5022  
Upland, CA 91785-5022

Stratford Vlg Condo Owners Assn  
c/o Alterra Assessment Recovery  
27101 Puerta Real, Ste. 250  
Mission Viejo, CA 92691-8545

Synchrony Bank/Sams  
Attn: Bankruptcy  
PO Box 965060  
Orlando, FL 32896-5060

TD Bank, USA by American  
InfoSource as agent  
PO Box 248866  
Oklahoma City, OK 73124-8866

Target  
Attn Bankruptcy  
PO Box 9475  
Minneapolis, MN 55440-9475

The Bureaus Inc  
Attn Bankruptcy  
650 Dundee Rd, Ste 370  
Northbrook, IL 60062-2757

US Trustee  
Ernest & Young Plaza  
721 S Figueroa St, 26<sup>th</sup> FL  
Los Angeles, CA 90017-5413

Richard A. Halderman  
3857 Birch St., Ste 480  
Newport Beach, CA 92660-2616